

*A home that  
loves you back*

**CONFIDENT**  
**Cygnus**  
Near Collectorate, Kottayam





## *A home you love*

Everyone love to begin on the right note, whether it be in life or even in building a dream. When it comes to the dream of the right home, necessity and budget take the front seat. To find a home matching both is somewhat a difficult task.

The truth of life is to go beyond your dreams and to feel that very magic of accomplishment. Confident Group, a realty major in South India is triumphing over the odds to create beautiful lifestyle.

Smile Homes, a venture triggered by the group was born with a vision, one that every human being can fullfil their dream of a home. Here minimal cost is a factor but the quality is never minimal.

After bringing smiles across important cities in Kerala, a new leaf is sprouting in Kottayam with Cygnus Apartments. You will love it.






## *A home that loves you back*



There is something special in a home. Wherever we go, we love to come back to the warmth of our home, Because home is a place where we find happiness, dreams and life. Smile Homes is a tradition that brings budget friendly homes and Cygnus Apartments is the latest addition in this journey. Cygnus Apartments is an epitome of elegance and quality living without emptying your pocket. Here there is a space for every dream. As it is designed and fulfilled with your needs in mind.

2 BHK apartments in the midst of every essential services is a matter of pride. An essence of perfection in the features and facilities is what you deserve. Cygnus is going to love you back. 

[illegible]

COLLECTORATE	-	700 M
TEMPLE	-	700 M
BASELIUS COLLEGE	-	1.20 KM
MANORAMA JN.	-	1.20 KM
RAILWAY STATION	-	1.20 KM
CHURCH	-	1.20 KM
B.C.M WOMENS COLLEGE	-	1.40 KM
GOVT. HOSPITAL	-	1.40 KM
DEVALOKAM	-	1.50 KM
CENTRAL JN.	-	1.90 KM
KSRTC	-	2.20 KM

COLLECTORATE	-	700 M
TEMPLE	-	700 M
BASELIUS COLLEGE	-	1.20 KM
MANORAMA JN.	-	1.20 KM
RAILWAY STATION	-	1.20 KM
CHURCH	-	1.20 KM
B.C.M WOMENS COLLEGE	-	1.40 KM
GOVT. HOSPITAL	-	1.40 KM
DEVALOKAM	-	1.50 KM
CENTRAL JN.	-	1.90 KM
KSRTC	-	2.20 KM



## *A home that makes you smile*

Every beautiful home needs the most attractive facilities to make the resident smile. Cygnus Apartments is enabled with those attractions.

### **Amenities**

- Party hall
- Multipurpose gym
- Kids play area
- 24 hours security
- Games room
- Lobby
- Intercom facility for common area & security cabin





# Layout Plan





# Typical Floor Plan

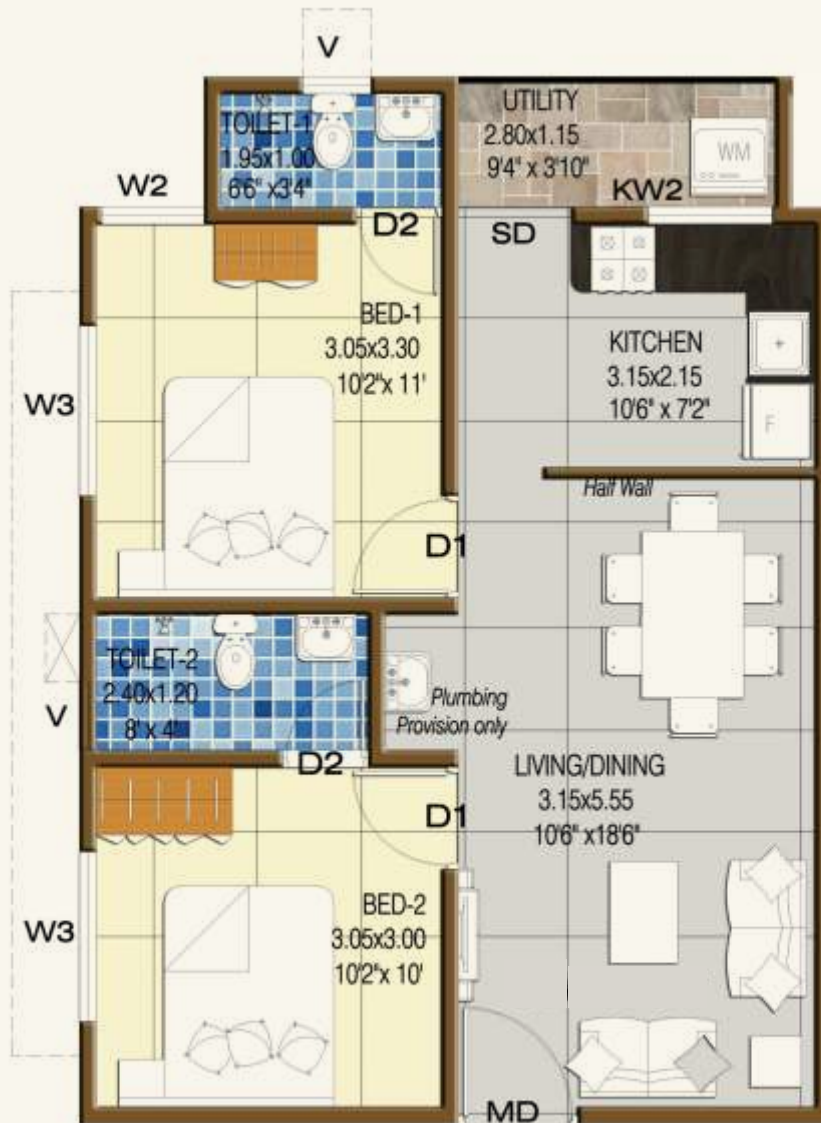


## Typical Floor Plan





# 2BHK PLAN



SBA - 788 SFT

# Specifications

**Structure:** Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.

**Wall:** Concrete blocks/bricks protect you from the nature's weather elements.

**Electrical:** Concealed conduits with high grade copper wires connections /FR Cables -Finolex/RR or equivalent brands for 24/7 safety and adequate points for power and lighting. A/C provision (dummy) for all bedrooms keeps your apartment at optimum temperature, keep you cool in the summer heat.

**Painting (internal walls):** Premium emulsion roller finished paint with cheerful colours that add colour to your lifestyle. (Asian or Equivalent brands)

**Painting (internal roof):** Premium distemper in white colour.

**Painting (External):** Good quality weather – shielded paints keep your investment looking as good as new. (Asian or Equivalent brands)

**Switches:** Sophisticated and trendy looking modular Legrand or equivalent standard switches with 5 year Warranty that lights your world with joy .

**Doors (Main Door & Internal doors) :** Skin door and sparkling stainless steel fixtures with Godrej/Dorset/equivalent branded locks with 5 year warranty that protect a world of happiness inside.

**Windows:** Latest trend high quality aluminium windows with 4mm thick plain head glass allows maximum utilisation of natural light.

**Flooring :** Johnsons/Cera/Equivalent Vitrified tiles for living,dining and bedrooms. Kitchen and toilet flooring with good quality ceramic tiles. Quality ceramic tiles for all the common area flooring.

**Dado tiling:** 2 feet height well adorned glazed dado tile above the kitchen slab from Johnsons / Cera / Equivalent 7 ft height glazed/Matte finished dado tile in Johnsons/Cera/Equivalent brands in toilets makes maintenance and cleaning a breeze.

**Sanitary Fixtures:** Hindware/Cera/equivalent sanitary fixtures complement the rest of your dream home .

**CP Fittings:** Convenient and fashionable top of the line, best quality chromium plated tap fittings for bathrooms and kitchens in Hindware/Cera/Equivalent brands with 5 year Warranty.

**Cooking Platform:** Classy granite slab for cooking platform, having trendy Stainless Steel sink without drain board.

**Water supply:** Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries.

**Sewage System:** Safe,environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms

**Intercom Facility:** Facility with one connection in the common area for each floor, lifts and security cabin.The facility helps to make the community united.

**Kitchen:** Kitchen with half wall. Customization allowed with toughened glass partition/ block work at additional cost

# Ongoing Smile Homes project in Kerala



*Daffodils*  
Akkulam, Trivandrum



*Bilberry*  
PALLIPURAM, TRIVANDRUM



*Willow*  
NEAR FAROOK COLLEGE,  
CALICUT



*Aster*  
Near Jubilee Mission Hospital  
Chelakkottukara, Thrissur



*FreeSia*  
COMPACT APARTMENTS  
KAKKANAD, KOCHI



*Gardenia*  
Near Isthapark, Cochin

*Disclaimer : This brochure is purely conceptual and does not constitute a legal offering. The promoters/developers reserve the right to alter/delete/add specifications mentioned herein.*





### **CORPORATE OFFICE, BANGALORE**

Confident Propus, #6, Langford Town, Hosur Main Road, Bangalore 560 025. T: +91 91084 44509

---

**TRIVANDRUM** : Confident House, TC 13/1151(7), Kannammoola, Medical College P.O - 695 011. T : +91 98955 23333

**KOCHI** : Confident House, 868/2, Sahodharan Ayyappan Road, Vyttila - 682 019. T:+91 95677 54444

**THRISSUR** : Confident House, 11/605, Mathrubhumi Jn, Veliyannur P.O 680 021. T : +91 98959 14444

**CALICUT** : 28/975, Thondayad, Bye -Pass Junction, Mavoor Road-6730 071. T : +91 81293 21111

**KOTTAYAM** : Confident House, #206, Mannakulathil Towers, LBS Road, Collectorate PO - 686 002. T : +91 98953 44499

**U.A.E** : # 307, Dar Al Nahda Building, Hor Al Anz East, Diera, Dubai, PB No.31599. T : + 971 55 33 87 577

E: Sales@confident-group.com

www.confidentgroup.com